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# ***Coyote Valley Specific Plan***

## **Task Force Meeting #1**

City Hall, Room 204

Summary of the Meeting of  
September 10, 2002

### **Advisory Group Members Present:**

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Chuck Butters, Eric Carruthers, Helen Chapman, Jim Cunneen, Councilmember Pat Dando, Russ Danielson, Amy Dean, Gladwyn D'Souza, Supervisor Don Gage, Dan Hancock, Doreen Morgan, Ken Saso, Steve Schott, Jr., Steve Speno, and Neil Struthers.

### **Advisory Group Members Absent:**

Chris Platten, Craige Edgerton, and Terry Watt.

### **Community Members Present:**

Sean Morley, Bob Brownstein, Teresa Alvarado, and Peter Silva.

### **City and Other Agencies Staff Present:**

Joe Guerra (Mayor's Office), Jennifer Galliard (Mayor's Office), Anthony Drummond (Council District 2), Rachael Gibson (Supervisor Don Gage's Office), Laurel Prevetti (PBCE), Salifu Yakubu (PBCE), Rich Buikema (PBCE), and Ann Draper (County Planning).

## **1. Welcome**

The meeting convened at 5:30 p.m.

Co-chairs Ron Gonzales and Forrest Williams introduced themselves and welcomed the members of the Task Force and the audience to the first meeting of the Coyote Valley Specific Plan Task Force. They indicated that the Task Force was a stellar group of insightful people, and expressed their confidence that the Task Force was up to the challenge of preparing an exceptional specific plan to guide the development of Coyote Valley. They thanked the members of the Task Force for agreeing to play a leadership role in the development of the Coyote Valley Specific Plan, and expressed the hope that with their participation Coyote will evolve into “the place of the future.” They looked forward to working cooperatively with members throughout the entire planning process.

## **2. Introductions**

Members of the Task Force introduced themselves and identified their affiliations. Staff from the City and other agencies, and the general public also introduced themselves.

## **3. Background**

Laurel Prevetti gave a PowerPoint presentation on the San Jose 2020 General Plan and its Major Strategies, and the history of planning in Coyote Valley. She described the Economic Development and Growth Management Major Strategies, and the rationale for the existing Urban Reserve General Plan designation for mid-Coyote. Laurel also discussed the three sub-areas of the Coyote Valley – the north Coyote Valley Campus Industrial area, the Urban Reserve, and the Greenbelt. In addition, she explained the prerequisite conditions for development in the Urban Reserve, called “triggers” in the General Plan. The San Jose 2020 General Plan vision for the Coyote Valley is a very urban, pedestrian oriented independent community comprising:

- a) A minimum of 25,000 high-density housing units, 20% of which must be affordable.
- b) A minimum of 50,000 jobs in North Coyote.
- c) A permanent greenbelt in South Coyote.
- d) A phasing plan to pace housing development with job growth.

Laurel mentioned San Jose’s significant experience with the preparation of specific plans. The City Council has adopted seven specific plans to date, and two are currently in progress. She indicated that all specific plans developed by the City include strong public participation, and said the Coyote Valley Specific Plan is being held to the same high participatory standards.

Mayor Gonzales underscored the requirement that at least 20% of all future housing units in Coyote must be affordable. This requirement and the permanent preservation of the Greenbelt in perpetuity are two of the most important principles for the specific plan.

Other members of the Task Force had comments, including Supervisor Don Gage who suggested that the City may have to enter into partnership with Morgan Hill to implement capital projects such as a water pollution control plant to serve Coyote Valley. He also urged the Task Force to support the preparation of a Habitat Conservation Plan (HCP) in conjunction with the County and Water District. Supervisor Gage acknowledged that although the preparation of the HCP will be very costly and involve extensive environmental work, it was integral to the development of the specific plan. Using information technology as an outreach tool, co-chair Williams envisions a “live,” interactive specific plan process for Coyote. Dan Hancock asked about the involvement of the Task Force in the selection of consultants for the specific plan process. In response, Laurel said that staff typically handle’s the process of hiring consultants, but will keep the Task Force informed throughout the process. Ken Saso reminded the Task Force of the availability of valuable archived information pertaining to the geography and natural resources of the Coyote Valley. He said the City should endeavor to access and review these existing resources, and use them as a baseline for preparing background information and constraint analyses.

Mayor Gonzales and Councilmember Williams discussed the San Jose City Council’s direction for the Task Force as contained in a memorandum approved at the August 20, 2002 Council meeting. Copies of the memo were then distributed to the Task Force. The Council direction included six specific plan elements, which must be reviewed by the Task Force. These include infrastructure analysis and plans, land use and circulation plans, public facilities plans, phasing, financing plans, and environmental review. They also discussed Council’s expectation of Task Force members’ attendance to meetings. Finally, they summarized the 15 Vision and Expected Outcomes statements approved by Council as the roadmap for the Task Force.

#### **4. Work Plan and Process**

Laurel Prevetti explained the different components of the Specific Plan process, including the introductory phase; identification of constraints, vision, and opportunities; development of the specific plan, design guidelines and zoning; and public hearings. The specific plan process is an open one, and each stage includes Task Force meetings, community workshops, other stakeholder meetings, and Technical Advisory Committee meetings. Therefore, there is plenty of opportunity for all interested groups to participate in the development of the specific plan. Also, a Habitat Conservation Plan needs to be developed simultaneously with the specific plan to provide the required mitigation for future development to proceed in Coyote. Eric Carruthers inquired about fiscal analysis. Laurel explained that economists will need to be retained to complete fiscal, market, and financial analyses.

## **5. Task Force Schedule**

The Task Force agreed to convene for their second meeting on Monday, November 4, 2002. Members also tentatively agreed to meet on a regular monthly schedule alternating on the first and second Monday's of each month.

## **6. Public Comments**

Ann Draper asked whether faith-based organizations will be considered a proper land use in the development of the specific plan, to which Mayor Gonzales responded in the affirmative.

## **7. Adjourn**

The meeting was adjourned at about 6:45 p.m.